

SECTION 14A: REGULATIONS FOR “B-2A” SERVICE BUSINESS DISTRICT.

Subd. 1. Intent. To encourage the provision of a broad range of goods and services, including drive in, drive through and auto service including minor repair, in single tenant as well as multi tenant buildings.

Subd. 2. Permitted Uses.

- A. Retail sales including but not limited to grocery, hardware, drug, clothing, florists, off sale liquor, and gifts.
- B. Restaurants, including the sale of alcoholic beverages, coffee shops and bakeries and convenience food restaurants.
- C. Services, business, professional and personal.
- D. Public and semi-public facilities such as municipal offices and libraries, and public utility buildings and structures necessary for the health, safety and welfare of the community.
- E. Motor fuel sales.
- F. Auto Repair - minor, provided any vehicles left overnight must be parked within the building or between the building and rear property line.
- G. Office warehouse and office showrooms.

Subd. 3. Conditional Uses. The following are conditional uses in the B-2A district, requiring a conditional use permit based upon procedures set forth in this Ordinance, and shall be reviewed annually in June.

- A. Outdoor seating
- B. Adult uses on a limited scale and which are incidental and accessory to the primary activity and goods and/or services offered by the establishment, as defined and further regulated in Section 32: Adult Uses.

Subd. 4. Accessory Uses.

- A. Accessory and secondary use antennas up to fifty (50) in height.
- B. Menu boards for drive-through facilities as regulated in Section 19.

Subd. 5. Lot Requirements and Setbacks. The following minimum requirements shall be observed in the B-2A District subject to additional requirements, exceptions and modifications set forth in this Ordinance.

- A. Lot Area: 40,000 Square Feet
- B. Lot Width: 200 feet at the front setback line.
- C. Setbacks:
 - 1. Front Yards: 80 feet
 - 2. Side Yards: 20 feet
 - 3. Rear Yard: Not less than 15 feet.

Subd. 6. Building Requirements.

- A. No structure shall exceed thirty-five feet above grade.
- B. All walls must be faced in brick, windows shall be transparent, and any opaque service or loading doors shall be finished to complement the color of the brick. Alternative accent materials may be applied to the walls when approved during the design review process.
- C. All new or remodeled buildings shall be designed by a professional and shall be subject to approval by the Design Review Board process.
- D. Refuse Containers. All refuse containers, whose waste is intended for disposal in a sanitary landfill or for recycling, shall be enclosed within a fence of six (6) feet in height to fully screen its view from adjoining property, and any container shall not be closer than 5 (five) feet to any structure or building overhang.

Subd. 7. Site Development Standards.

- A. All open areas of developed lots which are not devoted to buildings, patios, off street parking , loading and driving areas shall be irrigated and landscaped with grass ground cover, trees, shrubs or other ornamental landscape material. In addition, a 20 ft wide, irrigated, landscaped area must be installed adjacent to all street right of ways. A plan for the design and materials used in this area shall be prepared and approved as part of the design review process.
- B. Open sales lots or storage shall be prohibited in the B-2A District. Each business may have an exterior sales or display area equal in area to 12 times the length of the primary building wall. This sales/display area may be located anywhere on the lot except it may not be within 20 ft of any street right of way.